UBC Gateway Building Development Permit Application



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1.0 Project Overview

1.1 Project Vision

The Project Design Brief states the following vision:

The Gateway building will express a sense of welcome and announce Musqueam as the host Nation. It will invite people into the campus heart and inspire a feeling of well-being and home to those who enter it. The Gateway building will also convey that the university is a place of innovation, sustainability, leading-edge research, and forward-thinking ideas. Sustainability is a core UBC value that is embedded in the university's policies and guides the university's strategic direction.

The design and layout of the building will support collaborative and teambased learning, innovative approaches in teaching, cross-pollination between usergroups, and places to gather and socialize as well as quieter places for contemplation and privacy.



1.2 Project Outcomes

The Project Design Brief aspires to the following outcomes:



Academic Gateway

The project will express the University's vision and values through a dignified and memorable welcome to a world class campus.

The project site is prominently located at the principal point of entry and historical arrival route to UBC. The project is a unique opportunity to create an appropriately iconic expression of the University. The design team will work with C+CP to develop a successful and compelling urban design response.



Host Nation

The design team will work with Musqueam and UBC to co-create a process that meaningfully includes Musqueam culture and values in the project.

UBC's Vancouver Campus is on the traditional, ancestral and unceded territory of the Musqueam people. The university is committed to strengthening its relationship with Musqueam. The design team will participate in a UBC-led engagement process with Musqueam.



Health and Well-Being

The project will harness the transformative power of health as a core design driver.

Initial engagement with the building user groups has reinforced the common vision of a building that demonstrates a conviction to support healthcare, health promotion and well-being and offers an inspirational, future focused and collaborative learning environment.





Zero Carbon The project will seek to achieve net-zero carbon certification.

This project will seek to achieve net-zero carbon certification through the Canadian Green Building Council's program, including for both operational and embodied carbon. There are limited precedent projects in the current construction market for zero-carbon buildings. From the outset of the project, the design team will prioritize researching and demonstrating how these high-performance aspirations will be realized.

1.3 Building Program

The project will co-locate and consolidate teaching, research and administrative space for the School of Nursing and the School of Kinesiology, research space for Language Science, the UBC Integrated Health and Wellbeing Services and the UBC Health Team-Based Primary Care Teaching Clinic Prototype.

The building program is a mix of space types ranging from wet labs, dry labs, clinical spaces, lecture theatres and classrooms, gym and fitness facilities as well as office and administrative functions. To address individual programmatic functional requirements, these space types are distributed throughout the building, with high traffic and community outreach programs located closest to the ground floor.

Building planning and massing have been organized around fitting the program within a six-storey building height-to allow for the use of exposed heavy timber structure and to respond to the general existing building heights along University Boulevard.

	NSM
Stakeholder	
School of Kinesiology	7,327
KINESIOLOGY CLASSROOMS	1,477
KINESIOLOGY TEACHING LABS	1,017
KINESIOLOGY RESEARCH LABS	1,769.0
KINESIOLOGY ACADEMIC OFFICES AND RELATED	1,775.6
KINESIOLOGY MULTIPURPOSE / ATHLETICS / RECREATION SPACE	1,017
KINESIOLOGY COMMON USE AND STUDENT ACTIVITY	167
KINESIOLOGY POTENTIAL PARTNERSHIP SPACE	105.6

School of Nursing	4,627
NURSING CLASSROOMS	743
NURSING TEACHING LABS	966
NURSING RESEARCH LABS	993.4
NURSING ACADEMIC OFFICES AND RELATED	1,446.6
NURSING COMMON USE AND STUDENT ACTIVITY	479

UBC Health	722
JBC HEALTH / OFFICE OF THE VP HEALTH	0.0
JBC HEALTH / PROTOTYPE CLINIC	721.9
Faculty of Arts - Language Sciences	232
Integrated Health Services	1,803
Total Area (NSM)	14.711
Building Gross Up Area	10,089
Total Area (BGSM)	24,800
Gross-Up Factor (Net to Total Building)	1.69

Figure 1.3.1 Current Functional Program



Figure 1.3.2 Area Distribution by Stakeholder and Space Type

2.0 Site Analysis

2.1 Context Plan

The project site is located at the NW corner of the University Boulevard and Wesbrook Mall intersection, at the historical arrival point of UBC and the crossroads of the campus and the community.

Surrounded by academic, residential / mixed use and student life facilities, the site is convenient for both transit and passenger vehicles from the south and west, and pedestrian traffic from all directions.

The UBC Transit Exchange is located to the north of the site, benefitting from a high volume of pedestrian traffic along the west facade as students, faculty and staff make their way to the academic part of the campus to the south and west of University Boulevard.

When arriving from the east (the community), the full site can be experienced. Arriving from the west (the campus), the experience of the site is fragmented and glimpsed through buildings and at oblique angles.

UBC Life (Old AMS Sub) Student Recreation Centre Gage South Student Residences (Above Bus Storage) Aquatic Centre **AMS Student Nest** War Memorial Gymnasium Future GSAB (North) Alumni Centre Focal (Site D Residences) Central (Site B Residences) Wesbrook D.H. Copp Strangway

1:2500

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Figure 2.1.1: Site located at campus gateway threshold

2.2 Site Definition

The building site is approximately 7,114m², bounded by University Boulevard to the south, Wesbrook Mall to the east, a future development site and bus loop to the north and the Yard laneway to the West. The Yard connects the bus loop to University Boulevard and provides parking and service access for the residential building next door.

UBC as a campus does not have property lines so the building site area is expected to increase as the scope of work is finalized. Currently, the scope of work includes construction of the north lane, reconstruction of sidewalks and lay-bys, and the repair of the yard into a pedestrian prioritized walkway suitable for service vehicles.

The site slopes gradually from the south and east towards the northwest corner, which is approximately 1 to 1.5 metres lower than the southeast corner of the building.





2.3 Site Photos





1/ View towards site from SE corner of University Boulevard and Wesbrook Mall



3/ View towards site from SW corner of University Boulevard and Wesbrook Mall

Aerial photo of Gateway site looking south







2/ View looking north along Wesbrook Mall



4/ View looking north along the West Laneway

2.4 Site Context

University Boulevard

A pedestrian scale street with shops, services and restaurants, along with academic uses, University Boulevard is active with outdoor seating, wide sidewalks, trees and a green median in the centre.

Building heights cap at around six storeys for newer residential buildings and four to six storeys for academic buildings. Academic buildings are located on the south side of the street.



University Boulevard at Alumni Centre looking east



View looking west down University Boulevard north side View looking west down University Boulevard south side



View looking Central Building (Mixed Use)

View looking Strangway Building (Academic)



University Boulevard Streetscape



Wesbrook Mall

Wesbrook Mall is a four lane, primarily vehicle oriented street that borders the east side of the campus. Sidewalks line both sides of the street to support pedestrian traffic, especially those people that access the campus by bus.

Academic and residential buildings front Wesbrook Mall, with some building heights exceeding six storeys.



Wesbrook Mall looking north @ UBlvd.



Pacific Residences currently under construction



Strangway Building as viewed from Wesbrook Mall



David Mowafaghian Centre for Brain Health entrance is located off Wesbrook Mall

Exchange Residences along Wesbrook Mall



Entrance to the Transit Exchange off Wesbrook Mall

Wesbrook Mall Streetscape



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3.0 Design Rationale

3.1 Guiding Principles

In support of the key design objectives, the project team identified the following guiding principles to inform design decisions:



Guiding Principle 1: Ground level connection

Programs on the ground floor are used by both students and community members, with common, informal spaces located along the south façade.

- An inviting and transparent ground floor becomes an extension of the public realm, drawing people into and through the building.
- The project will provide an invitation to the campus and to the programs inside with welcoming entries.
- · Entries will be located for convenience in response to the surrounding context and people flows.
- The primary formal building entry is proposed to be on University Boulevard, with secondary entrances on the west side aligning with the Mews, and on the east side for convenience from the intersection.

Guiding Principle 2: Atrium as an extension of the public realm

and visually connecting the different levels.

- The atrium will be connect the communities within the building, acting as the heart.
- The atrium will provide an identifiable "front door" for each stakeholder
- The atrium will support intuitive wayfinding with visual connectivity through the building so that it is easily understood by those who are unfamiliar.
- The atrium will service all parts of the building, connecting the basement with upper floors.



The atrium encourages flow into and through the building with large social stairs physically



Guiding Principle 3: Welcoming design for all

The building will need to meet the needs of a variety of users, including students, faculty and UBC staff, community members such as families, individuals and Indigenous Elders coming to the building for research purposes, children that participate in the Active Kids Outreach and Research programs, seniors that participate in the Changing Aging Outreach and Research programs and various other community members using the clinical facilities.

- · Create a welcoming gateway for all ages, regardless of physical capabilities where everyone can participate equally, confidently and, independently.
- The building will be welcoming for everyone by being inclusive throughout, including washroom and changing facilities.
- The building will offer choice in circulation to address varying needs and comfort levels.

Health and wellbeing is a core objective and design driver for the Gateway Building. The convergence of a common vision in support of healthcare, health promotion, and wellbeing offers a unique opportunity for UBC's Wellbeing Strategic Framework to be showcased in the execution of the Gateway Building.

- between floors.





Guiding Principle 4: Design to promote health and well-being

• The building will promote well-being by providing access to natural daylight.

• The building will promote active design and celebrate movement with open stairs

• The building will incorporate healthy, non-toxic materials and finishes.

• The building will include a range of spaces that are comfortable and welcoming for faculty, staff, students, and broader community members.

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3.2 Design Response



Building Height and Footprint

The building program was organized into a six storey massing to allow for an exposed mass timber structure. At this height, the building footprint assumes the full site.

A Re-wilding

Recognizing the importance of open space to the Musqueam Host Nation, the starting point for the design is conceptualizing the site in its original form as an indigenous landscape.

Defining Place

Pathways or desire lines are mapped onto the site to discover patterns of movement. These paths create opportunities for meaningful open spaces across the site, and an organizing framework for placement of program and circulation.







Circulation and Program

Program blocks are sited around these pathways and open spaces to anticipate a more formal building structure. The hierarchy of circulation is north-south with secondary circulation east-west. Building entries are located along all three pedestrian routes around the building. The formal entry is on University Boulevard, recognizing the significance of the street. Secondary entrances on the west align with the Mews, and on the east from Wesbrook Mall.

A Dialogue Between Landscape and Building

The upper storeys of the building appear to float above the ground floor, allowing the landscape and public realm to extend under the building. The wood expression of the ground floor is an extension of the landscape and a recognition of the forest that once occupied the site.

Extension of Street Frontage

Existing development along University Boulevard is retail focused at grade. Bustling with coffee shops, restaurants and retail spaces, the street has outdoor seating and a community focus that gives energy to the intimate scale of the street. Extending this community character to the Wesbrook Mall corner, the ground floor of the Gateway building is transparent along the south façade, with retail and informal seating spaces inside and outside.









To strengthen and punctuate the gateway to UBC, the building reflects the institutional massing and treatment of the Alumni and Strangway buildings, creating a bookend and an anchor at this important threshold.

Definition of Gateway

The design reinforces the importance of landscape and the public realm to the gateway experience. The building is set back from the street to define an indigenous landscape along University Boulevard. The south facade of the building is angled to align with the street on one side, and greet visitors arriving on campus on the other. This angled facade offers a 'play' with the Strangway building across the street, framing the landscaped outdoor plaza and creating a welcoming and distinctive point of arrival.

A Sculpture in the Landscape

The building program is organized into two sculptural 'bars' on either side of the six storey atrium. These bars appear to float above the recessed ground floor, which is treated as an extension of the public realm. The building façade wraps around the bars on the north and south facades reflecting the cellular nature of the program behind in contrast to the openness of the atrium and ground floor.



3.3 Building Organization

The building is conceived as two equal bars flanking a top lit six storey atrium that visually connects all floors. The contrast between the open feel of the atrium and the enclosed, cellular nature of the floor plates on either side is emphasized by the contrast between the facade treatment, and the warm and welcoming treatment of the atrium as it opens to University Boulevard.

Inspired by the forests around UBC and in the lower mainland, an exposed mass timber structure is proposed with a regular grid of columns as an organizing element that is expressed in the atrium.

The mass timber structure is deeply connected to the goals of the project, supporting health and wellness through its biophilic properties, reflecting traditional Musqueam materials, warmth creating a welcoming entry to campus, and celebrating the use of low embodied carbon materials.





Planning concept

Atrium as central organizer and social heart

Structural concept

Flexible and legible modular grid



Active atrium

Animation through expression of circulation

3.4 Site Plan

The landscape and site design are in progress, working closely with Musqueam. The site plan and illustrative drawings included in the submission speak to the intended conceptual approach that has been informed by stakeholder an Host Nation engagement. This process is ongoing and will be further developed in parallel with broader campus studies around the future of University Boulevard.



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3.5 Shadow Analysis

Shadow studies for the solstice and equinox were evaluated, demonstrating that the building's impact on the site maintains solar exposure for comfortable seating in the south and southwest portions of the site, where the main building entrance and gateway plaza have been located.

June 21st, 10am



September 21st, 10am



December 21st, 10am

 (T)



June 21st, 12pm



September 21st, 12pm



December 21st, 12pm

Development Permit Application



June 21st, 2pm



September 21st, 2pm



December 21st, 2pm

4.0 Gateway Expression

4.1 A Gateway to Campus

Representative of the larger context, the new Gateway Building will be a connector between campus and community, inviting students, faculty, staff, and the community into the campus.

Together with the Strangway Building, the project will define the physical entry to UBC. Drawing upon the surrounding urban fabric of mixed use and academic buildings on University Boulevard and Wesbrook Mall, the project strives to stand up as a landmark that is contextual in scale and representative of a global institution.



Expression of UBC

- Recognize Host Nation values
- Express UBC as a global institution located in the west coast of British Columbia



Active Design

- Indoor / outdoor connection
- Express building circulation



Legibility

- Invitation at key access points
- Expression of modular structure



Extend the streetscape

- Human scale entries and ground level
- Engaging streetscape with active programs along pedestrian routes





Contextual facade

Expressed circulation

Modular structure

Public space

4.2 Principles for Expressing Musqueam Presence

The design team has been engaged in meetings with Musqueam to listen, share ideas, and co-create a vision for expressing Musqueam culture and values in the project.

The following draft principles have helped to guide the exploration of ideas for expressing Musqueam welcome within the project:

- Value and daylight Musqueam history "beneath the pavement."
- Users of the campus should experience Musqueam are still here and willing to continue to share the land for higher learning.
- UBC to clearly communicate it is situated on unceded Musqueam territory.
- Facility and program initiatives can begin to stitch together an environment and culture in which the Musqueam can feel at home and see their culture reflected.

Host Nation engagement is ongoing and initial ideas to integrate Musqueam values into the project are being explored.



Musqueam welcome

- · Application of materials with relevance to Musqueam traditions.
- · Consider how traditional materials, technologies, and spatial organizations can inspire the design of the Gateway building.



Indigenous landscape

- Value Musqueam connection with the land beneath the pavement.
- Embrace humanity and well-being in the landscape, providing opportunities to enjoy being on campus.
- Respect the local ecology by using indigenous plant species and rightsized mature trees that are well-suited to the site.
- Welcome Musqueam traditional practices in the selection of plantings relevant to Musqueam culture and traditions.

DESIGN OPPORTUNITIES:

- Indigenous and productive pant selection for the site
- Beginnings of re-wilding University Blvd



A welcoming site

- Express a welcome onto Musqueam traditional territory.
- Extend Musqueam expression beyond the Gateway site and into campus.
- Open space as a contributor to health and wellness and as a key part of the gateway to UBC.

DESIGN OPPORTUNITIES:

- Broader campus integration
- Maximize open space around the building

Material selection

DESIGN OPPORTUNITIES:

Building atrium





Cultural expression

- · Acknowledge both the physical and spiritual aspects of health through design.
- · Identify opportunities to express Musqueam values of community through the building program.
- Incorporate Musqueam patterning into the building design through art, graphics, or materials.
- · Wayfinding as an opportunity for integrating Musqueam language.

DESIGN OPPORTUNITIES:

- Elevator core expression
- Building circulation
- Ground floor treatment
- Material application

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4.3 Building Expression



Campus Gateway→

The Gateway is signified as a combination of landscape and built form.



Gateway Landscape→ An expanded public realm along University Boulevard and Wesbrook Mall allow for significant indigenous landscaping.



Welcoming facade → Active program spaces and the central atrium open onto the public realm.



↑ East elevation along Wesbrook Mall

Wesbrook Mall →

Responding to the Host Nation goal of the project, the landscape treatement along Wesbrook Mall emphasizes Indigenous planting and natural ecology.





↑ View West along University Boulevard The south building facade is pulled back and inflected to frame the public realm and atrium expression from the west.

View East along University Boulevard → Architecture and landscape work together to frame a welcoming plaza at the edge of campus.







← Pedestrian Mews

Active multi-purpose laneway along the west building edge.





← Active Frontage
 Active program opens onto
 University Boulevard and extends
 the existing street frontage.

↑ Entrance Plaza

A landscaped plaza invites visitors into the building along University Boulevard. Facade Design Rationale



WWR = 50%

WWR = 34%

WWR = 29%





↑ **Porosity** Multiple entrances connect the campus into the building.

Interior Street → The public realm extends into the social atrium.





← Atrium as social heart
 Light-filled central gathering space
 activated by movement.



\checkmark Natural warmth

Timber structure and cladding are celebrated in the building's public spaces.

4.4 Building Materials

The Gateway Building material palette is intentionally minimal, building on the vocabulary of existing campus materials to present a distinct gateway expression. This includes materials that are natural and common to UBC to reflect the immediate and regional context of the site and the University.

To connect that atrium and ground floor to the public realm, the exterior of the ground floor will be clad in a wood or wood-composite material, with horizontally applied boards representative of the Musqueam tradition of building. This horizontal cladding will contribute to a softer, more human scale that complements the surrounding landscape. This wood treatment is carried into the building atrium and informal common spaces. The design intent is to expose the wood structure on the exterior at the ground floor, and fully expose the wood structure at the atrium edges.

The two program bars, from levels two through six, are clad in a white / offwhite three-dimensional cladding such as terracotta, composite stone, or glass-fibre reinforced concrete that provides texture and relief to the facades while self-shading the full height glazing at each floor. Gateway material







Figure 4.4.1 Proposed material palette



Public realm material



Figure 4.4.2 Material strategy





Figure 4.4.3 Typical section and plan details

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5.0 Landscape Design

5.1 Landscape Concept

The Gateway site establishes a reconnection with what existed prior and suggests an alternate means of moving forward. Our approach attempts to acknowledge traditional Musqueam values, attitudes and traditional approaches to the landscape, extend outward the kinesiology (movement) and nursing (healing) purpose of the building and provide meaningful landscape areas for the campus. It's important to acknowledge that this is a work in progress and will be developed and refined as we progress through the Design Development stages.

Conceptually, as one of the gateway buildings to campus, the project poses a unique opportunity; people coming to campus via University Boulevard are given an educational experience by passing through the site and building. Without being derivative, we will try to present aspects of the Musqueam culture in a contemporary context. The landscape is portrayed as reemerging from the pavement, reclaiming its former dominance and value healing the land and thus the spirit.

The themes of rewilding, wellness and movement offer a fluidity reminiscent of natural processes and the art style of the Musqueam. The site's organization will be through pedestrian movement and desire lines. The landscape design highlights materials and native plant species that reflect the Pacific Northwest habitat and history of Vancouver. The design blends interior and outdoor spaces, connecting students and staff with the landscape in a unified public environment. At a major intersection at campus, Gateway South will be a defined gateway to UBC with a unique design that reflects its significant location.

The active and inviting public realm allows for heavy pedestrian traffic while incorporating design elements from the adjacent North, West, and South UBC development spaces. The building face is softened with planting areas that provide a natural backdrop for classrooms and highlight and offer teaching opportunities for traditional Musqueam species.

In the context of Musqueam traditions and the Kinesiology and Nursing Building, this project focuses on movement, healing and wellness and education. Working with the Musqueam people, this project aims to acknowledge their past and current presence, provide ceremonial space and showcase the traditional use of native plant material in their daily lives while providing a new kind of gateway experience.



5.2 Landscape Design Goals

As the landscape design is further developed, a series of key design goals have been identified to guide the project:



Re-Wilding Landscape

- Sense that the landscape existed before the built realm
- Maximize open space
- Peel away the pavement to expose the historic conditions
- Return the natural forest to UBC



Integration With Existing Context

- · Marriage of formal and natural landscape expression
- · Connect campus landscape to adjacent habitat areas
- Attention to emerging landscape along
- University Boulevard and neighbouring sites
- · Series of small scale moments for intimacy on campus



Integration With Architecture

- Flow of public realm through the building
- Blend of exterior landscape design into structures
- Marriage of architectural/landscape materials to create a unified environment

Contribute to Health & Wellness

- Connection to nature for students
- Visually from indoor to outdoor
- Socially by integrating gathering spaces within the forest
- Use of materials and planting with significance for Musqueam
- Attention to maintenance and longterm use requirements

6.0 Design Policy Compliance

As stated in the UBC Vancouver Campus Plan - Part 3, the objectives of the plan are to "rediscover and accentuate UBC's unique sense of place and the natural west coast beauty on the Vancouver Campus, to improve the cohesiveness of buildings and landscapes, and to ensure the campus reflects the quality and stature of a globally significant University." The UBC Gateway Building is a new, state of the art academic and research building located at the University Boulevard gateway to UBC. It is a significant new addition that will complete this gateway as a primary entrance to the University and contribute to the overall goals of the institution.

The building site is located within two plan areas; University Boulevard Area, which is the academic and social hub of campus, acting as the "front door" to the university; and University Boulevard Neighbourhood, a residential zone within the larger Area that provides rental housing for people who study or work at UBC. There are three primary objectives for these plan areas:

- Create a symbolic entrance to the campus that expresses the identity and values of the university.
- Create a vibrant academic and social hub that draws people together.

 Create a complete community with diverse uses and services, great pedestrian and cyclist corridors and access to transit.

6.1 Sustainability

In support of the University's sustainability goals and commitments, the Gateway Building is targeting a minimum of LEED Gold certification and is seeking to meet the CaGBC Zero Carbon Building Standard, which includes passive design strategies such as high-performance envelope, high efficiency mechanical systems, and reduced embodied carbon.

Realizing the Zero Carbon Building design standard requires optimization of the building's operational performance along with limiting the embodied emissions associated with the structure, envelope, and other assemblies. To achieve certification in both programs and contribute to the goals of UBC as a sustainability leader, the key strategies for the Gateway Building include:

Site:

The Gateway Building will embrace a new approach to landscape and public realm

that in keeping with Indigenous values and practices, supporting a diversity of plant and wildlife species.

- Maximize softscape and minimize hardscape across the site.
- Select plants that contribute to biodiversity on the campus.
- Use indigenous planting, specifically those that are important to Musqueam culture.
- A south facing landscaped public realm that supports health and wellness, social engagement and education for staff, students, and visitors.
- Encourage and support the use of sustainable transportation alternatives with proximity to public transit and incorporation of bicycle storage and end-of-trip facilities within the building.

Health and Well-being:

The Gateway Building will demonstrate a conviction to support healthcare, health promotion and well-being, and offers an inspirational, future focused and collaborative learning environment.

 Multi-storey communicating stairs located in the atrium will celebrate active movement of occupants throughout the building.

- High quality daylight, air and acoustics will be integrated in the design.
- The building design will include a range of spaces that are comfortable, quiet, and welcoming.
- Healthy, low-emission, transparent, and locally sourced materials will be specified wherever possible to meet the LEED requirements and UBC's technical design guidelines.
- Open space and access to views and nature will be planned at the ground floor and for occupants at upper levels.
- An exposed mass timber structure and wood finishes will support health and wellbeing through biophilia.

Carbon:

The Gateway Building aspires to meet the CaGBC Zero Carbon Building standard and reduce embodied carbon emissions by 20% for structural and enclosure systems.

 A Life Cycle Assessment (LCA) for the LEED Gold design predicts a Global Warming Potential (GWP) of 5,767,498 kg CO2e or 232 kg CO2e/m². In Design Development the project team will investigate where concrete mix

designs with higher contents of fly ash can be used.
 Based on energy modelling completed for the LEED Gold Scheme, Gateway's operational carbon emissions are 31,962 kg CO2e/yr, or 1.3 kgCO2e/m²/yr, or 1,917,708 kg CO2e over a 60-year life.
 Incorporate a hybrid concrete-wood structural system to lower the embodied carbon of the structure.

• Will be designed for a minimum 60year life.

Energy:

Gateway will be designed to meet UBC's standards of a minimum EUI of 190 kWh/ m2/yr and a TEDI of 30 kWh/m2/year and achieve a minimum 10 LEED energy points.

- Energy modelling demonstrates that the design can meet a TEDI of 19.5 kWh/sm/ yr based on the SD design.
- The energy model shows an EUI performance of 73 kWh/m2/yr, DHW of 13 kWh/m2/yr, and an energy cost reduction of at least 41.8%, representing 15 LEED Points.

Water:

Gateway will strive to reduce potable water consumption by 25%, being mindful of operational lessons learned.

• Water use modeling predicts a water use reduction of 24.3%.

Climate Adaptation:

Gateway will be designed to address a 2050 climate and consider changes in temperature, rainfall, air quality, and rainfall, and implications for occupant thermal comfort.

• The landscape design will be a climateadaptive landscape with resiliency to drought and watering.

6.2 Universal Accessibility

Providing dignified, welcoming, and effective access for people of all abilities into and through the site is one of the main objectives of universal access at UBC. The Gateway Building serves not only the University population, but also community members that participate in research and extracurricular activities, which places additional emphasis on a building that is universally accessible.

- All building entrances meet existing grades.
- Given the 1.6m grade change across the site, explore sloping the ground floor inside the building to providing an equal experience for all building users.
- There are four elevators located in the north portion of the building, visible from all entries. The elevators open onto the atrium, so that users that are mobility challenged and are unable to use the atrium stairs can experience the atrium in a similar way to able bodied users. All elevators serve each level of the building.
- All tiered classrooms have accessible seating at the front and back of the room.
- Universal, non-gendered toilet rooms are provided on all floors.

6.3 Architecture & Public Realm

New buildings should possess architectural qualities that reflect a distinctive university character and contribute to a superior built environment. To mark the gateway to campus, the massing and expression of the Gateway Building should create a 'book end' to the Alumni Centre at the intersection of East Mall and University Boulevard while also contributing to a cohesive street wall along the north and south sides of the street.

Design guidelines stipulate a human scaled street wall that extends out to Wesbrook Mall, with building heights of six storeys to a maximum of eight storeys, depending on program and building requirements. Form and massing should emphasize daylight and celebrate the shift in the campus grid at this location. The building should contribute to campus animation and vibrancy through street level programming and academic and retail/commercial uses.

Building Positioning, Massing and Setback:

Build-to and setback lines established in the Vancouver Campus Plan inform the placement of the building massing in relation to adjacent campus buildings along University Boulevard and Wesbrook Mall, while considering the Musqueam value of open space.

In response, the building is set back from the street on University Boulevard, creating a landscaped public space that acknowledges the original and historic condition of the site as a rainforest. The building maintains presence on the street with an angled south façade that aligns with the campus grids, the surrounding buildings and the expresses its face to those arriving on campus. The ground floor is recessed to provide covered entry and maximize outdoor space around the building.

Development along University Boulevard is retail focused at grade. Bustling with coffee shops, restaurants and retail spaces, the street has outdoor seating and a community focus that gives energy to the intimate scale of the street. Extending this community character to the Wesbrook Mall corner, the ground floor of the Gateway building is transparent along the south façade, with retail and informal seating spaces inside and outside.

Signature Building Sites:

The Gateway Building is a Type 1 Signature building. The front door to the Building is located on University Boulevard, which is at oblique angles to Wesbrook Mall. In response to this site condition, the south facade of the building is angled in two directions to align with University Boulevard on one side, and greet visitors arriving on campus on the other. The angled facade orientation offers a 'play' with the Strangway building across University Boulevard and cradles the public realm, signifying the combination of open space and built form as the Gateway to UBC. The landscape draws on the broader context of land, water, and sky while the building reflects the institutional massing and treatment of the Alumni and Strangway buildings to create a welcoming and unmistakable point of arrival.

Building Height:

The building program is organized into a six storey massing to allow for an exposed mass timber structure. Given the higher floor to floor to accommodate the academic programs, the six stories exceeds the height of immediately surrounding developments, standing out and creating a punctuation mark at this edge of the campus.

Materials Palette:

The Gateway Building materials palette builds upon an established campus vocabulary as well as the broader BC coast region. Cladding materials proposed for the upper stories are light coloured terracotta, local sandstone or glass-fibre reinforced concrete. Colour variation in any of these options is intentional to achieve a natural material appearance that would be inherent in a stone cladding. The ground floor is intended to be wood cladding but given building code limitations an alternative material is being explored. The intent is for the ground floor to connect to the human scale of the surrounding walkways, Musqueam architecture, and connect the building to the land.

Program:

The ground floor program contains lecture theatres that serve the campus community, a café and health promotion programs as well as informal learning space to support social engagement within the building. Lecture theatres are oriented to allow for transparency and daylight to filter into the building. The café and informal learning spaces are located along University Boulevard, animating the building at the ground floor, and creating a welcoming and open front door.

Access and Circulation - Building Entries:

Leveraging the campus and community location of the site, building entries are located along all three pedestrian routes around the building. The formal building entry is on University Boulevard, recognizing the significance of the street. This entry is punctuated with a six-story atrium that is expressed on the exterior of the building. Secondary entrances on the west align with the Mews, and on the east from Wesbrook Mall. All entrances provide convenient access into and movement through building for pedestrians and visitors.

View Corridors:

While located along a view corridor, the building does not intrude into type 1 or type 2 view corridors.

6.4 Open Spaces

The site boundary is extended to the edges of the sidewalk to maximize the perception of site's open space and provide breathing room at the building's edges. A predominantly soft landscape approach is planned for the south and east parts of the site, while the north and west, while pedestrian prioritized, must accommodate service vehicles.

The landscape design emphasizes a more naturalized approach than what is typically seen in this plan area with indigenous plantings that reflect a traditional Musqueam approach to wellness and open space.

Paved pedestrian walkways are integrated into the softscape for access to and from the building as well as along University Boulevard and Wesbrook Mall. A hierarchy is created based on pedestrian flows and entries. The University Boulevard paving extends around the south and east sides of the site. Future desire lines are intended to be created by pedestrians.

A future building site north of the site is identified on the site plan.

Service and Parking:

Service access to the building is on the north side of the ground floor. A pedestrian prioritized walkway, called "the Yard" is located on the west side, connecting the bus loop with University Boulevard, while a service lane runs along the north façade of the building between the yard and Wesbrook Mall. Vehicular access to the building is off University Boulevard, via the Yard which will be a one-way route. Parking for service vehicles will be provided on the north side of the site. The front door (and address) of the building is on University Boulevard, with dedicated fire truck access on University Boulevard.

Paved surfaces in loading and service areas will be sawcut concrete wherever possible and designed to give priority to the pedestrian. Planting will be integrated around service and loading areas to soften the visual impact of this utilitarian function and preserve the naturalized approach to the building site.

Street parking is offered on University Boulevard with the potential for a pickup and drop-off zone on Wesbrook Mall.

6.5 Surface Infrastructure

All surface paving will comply with the Vancouver Campus Plan.

Site Furnishings:

Site furnishings will be used to supplement the outdoor uses and encourage social engagement and a lively, active street front. Outdoor seating for the café will be located under building overhangs, and benches will be located along walkways and in open spaces on the south side of the site to take advantage of sunlight.

7.0 Sustainable Design

7.1 Performance Goals

The Gateway Building is a new state of the art, high performance academic building that is being designed to meet at a minimum LEED v4 BD+C Gold with aspirations of achieving the CaGBC's Zero Carbon Building (ZCB) - Design Certification.

Through a holistic approach to sustainable building design, construction, and operations, the project will showcase UBC's commitment to student, faculty, staff, and community health and well-being.

A series of LEED performance, Zero Carbon Building, and Design Synergies workshops were held to prioritize the key design strategies that support the overall design objectives and certification requirements and have resulted in the following key performance outcomes.



OBJECTIVES

PERFORMANCE

• Maximize softscape and minimize hardscape across the site.

• Select plants that contribute to biodiversity on the campus.

Use indigenous planting, specifically those that are important to Musqueam culture.

· A south facing landscaped public realm that supports health and wellness, social engagement, and education for staff, students and visitors.

Encourage and support the use of sustainable transportation alternatives with proximity to public transit and incorporation of bicycle storage and end-of-trip facilities within

· Multi-storey communicating stairs located in the atrium will celebrate active movement

High quality daylight, air and acoustics will be integrated in the design.

• The building design will include a range of spaces that are comfortable, quiet, and

Healthy, low-emission, transparent, and locally sourced materials will be specified wherever possible to meet the LEED requirements and UBC's technical design guidelines. Open space and access to views and nature will be planned at the ground floor and for

An exposed mass timber structure and wood finishes will support health and wellbeing

 A Life Cycle Assessment (LCA) for the LEED Gold design predicts a Global Warming Potential (GWP) of 5,767,498 kg CO₂e or 232 kg CO₂e/m². In Design Development the project team will investigate where concrete mix designs with higher contents of fly ash

Based on energy modelling completed for the LEED Gold Scheme, Gateway's operational carbon emissions are 31,962 kg CO₂e/yr, or 1.3 kgCO₂e/m²/yr, or 1,917,708 kg CO₂e over a

· Gateway is exploring the use of CREE System, a hybrid concrete-wood system to low the

Gateway will be designed for a minimum 60-year life.

• Energy modelling demonstrates that the design can meet a TEDI of 19.5 kWh/sm/yr

- Gateway's energy model shows an EUI performance of 73 kWh/m2/yr, DHW of 13 kWh/ m2/yr, and an energy cost reduction of at least 41.8%, representing 15 LEED Points.

· Performance outcomes will be developed in design development.

7.2 LEED Certification

Overview

UBC has established LEED v4 BD+C Gold as the minimum sustainability goal for the Gateway project, successful achievement of this certification requires close collaboration between the client, consultant, and construction team, and certification is awarded upon completion of a third-party audit process.

The design is expected to meet LEED v4 BD+C Gold certification. Some v4.1 credit substitutions that yield more points based on the project context were selected; these are noted in the LEED scorecard. It is recommended to pursue at least 65 points to provide a buffer during the construction and certification process, additional points for credits such as Heat Island Effect, Reduced Parking Footprint, and Rainwater Management are in the "?" column, these are expected to be resolved in DD and can provide the desired point buffer.

At the AUDP application the project is targeting 67 points in the "Y" column and credits that are not achievable are in the "N" column.

Credits deemed important by the University and discussed in meetings are summarized in this section.

Targeted credits include:

- Protect and Restore Habitat: With the addition of site area to enhance natural spaces, 28% of the site is expected to be restored with healthy soils, and productive, native, and adaptive species.
- Open Space: In addition to 28% of planted area, another 13% of the site will have open hardscape areas that enhance the public realm. This equates to a total 41% of open space.
- Enhanced Commissioning: Kane Consulting has been engaged to complete the Enhanced and Monitoring Based Commissioning scope and Morrison Hershfield will complete LEED Envelope Commissioning services.
- **Optimize Energy Performance:** Based on energy modelling completed by Morrison Hershfield the project is expected to achieve a 41.8% reduction in energy cost reduction.
- **Building Life-Cycle Impact Reduction:** The LCA results based on the CREE structural system show a 30% reduction in GWP from the baseline. The 3 points targeted are contingent on the use of a hybrid timber structure and 1 additional point is pursued under Regional Priority.

The "?" column [red] contains credits that require further analysis in DD, including:

Heat Island Reduction: Meeting the credit requirements will depend on the rooftop program and whether high SRI materials can be used. Additionally, hardscapes at grade would need to be light gray to meet SRI requirements.

Credits in the "N" column [grey] are not pursued, these have been evaluated and determined not achievable due to site characteristics, project typology, or cost constraints, including:

- Rainwater Management: To achieve rainwater infiltration for 85th percentile of rainfall events, a total infiltration area of 480 m² is required. Based on the updated site, the potential infiltration areas include 330 m² along Wesbrook Mall and University Blvd., falling short of the requirement by 150m². The lanes along the west and north of the building are service and utility corridors and cannot be used for infiltration.
- Indoor Water Use Reduction: The design achieves a water use reduction of 24.3%. Additional water use savings are not feasible due to the use of gender-neutral washrooms with toilets instead of

urinals and based on feedback from the operations team that lower flow rates for toilets present maintenance concerns.

Demand Response: The credit will not be pursued; some setbacks may be achievable on lighting but this would not meet the load shedding requirements of the credit.

Preliminary Innovation in Design credits are identified in the Detailed LEED Scorecard and will be explored further in DD, these include:

- **Community Outreach & Involvement:** extensive community outreach and consultation with stakeholders and the Musqueam First Nation.
- Design for Active Occupants: the building offers opportunities to incorporate active design, specific strategies will be developed in DD.
- **Exemplary Performance Building Life-**Cycle Impact Reduction: the LCA shows significant reductions in all impact categories based on the use of the CREE structural system.

(ate)		LEED v4	ED v4 for BD+C: New Construction and Major Renovation			ame:	UBC Gateway		
USGBC .		Scoreca	recard			Date: 17-Dec-20			
					Legend:		Credits required by UBC's LEED Implementation Guide	1	
Y 2	N	1			Y 2 N				
1 0	0	Integrat	ive Process	1	8 4 1	Materia	als and Resources	13	
1		Credit	Integrative Process	1	Y	Prereq	Storage and Collection of Recyclables	Require	
		-			Y	Prereq	Construction and Demolition Waste Management Planning v4.1	Require	
12 1	3	Locatio	n and Transportation	16	3 1 1	Credit	Building Life-Cycle Impact Reduction v4.1	5	
	16	Credit	LEED for Neighborhood Development Location	16	1 1	Credit	BPDO - Environmental Product Declarations v4.1	2	
1		Credit	Sensitive Land Protection	1	1 1	Credit	BPDO - Sourcing of Raw Materials v4.1	2	
	2	Credit	High Priority Site	2	1 1	Credit	BPDO - Material Ingredients v4.1	2	
5		Credit	Surrounding Density and Diverse Uses	5	2	Credit	Construction and Demolition Waste Management v4.1	2	
5		Credit	Access to Quality Transit v4.1	5				1	
1		Credit	Bicycle Facilities v4.1	1	8 7 1	Indoor	Environmental Quality	16	
1		Credit	Reduced Parking Footprint v4.1	1	Y	Prereq	Minimum Indoor Air Quality Performance	Require	
	1	Credit	Green Vehicles v4.1	1	Y	Prereq	Environmental Tobacco Smoke Control	Require	
		_			2	Credit	Enhanced Indoor Air Quality Strategies	2	
5 2	3	Sustain	able Sites	10	3	Credit	Low-Emitting Materials v4.1	3	
Y		Prereq	Construction Activity Pollution Prevention	Required	1	Credit	Construction Indoor Air Quality Management Plan	1	
1		Credit	Site Assessment	1	1 1	Credit	Indoor Air Quality Assessment v4.1	2	
2		Credit	Site Development - Protect or Restore Habitat v4.1	2	1	Credit	Thermal Comfort	1	
1		Credit	Open Space v4.1	1	1 1	Credit	Interior Lighting	2	
	3	Credit	Rainwater Management v4.1	3	3	Credit	Daylight	3	
2		Credit	Heat Island Reduction	2	1	Credit	Quality Views	1	
1		Credit	Light Pollution Reduction	1	1	Credit	Acoustic Performance	1	
2 0	9	Water E	fficiency	11	5 1 0	Innovat	ion	6	
Y		Prereq	Outdoor Water Use Reduction	Required	1	Credit	Innovation: Green Building Education / Operable windows education	r 1	
Y		Prereq	Indoor Water Use Reduction	Required	1	Credit	Innovation: Community Outreach & Involvement	1	
Y		Prereq	Building-Level Water Metering	Required	1	Credit	Innovation: Design for Active Occupants	1	
1	1	Credit	Outdoor Water Use Reduction	2	1	Credit	Exemplary Performance: Building Life-Cycle Impact Reduction	1	
	6	Credit	Indoor Water Use Reduction	6	1	Credit	Pilot Credit: TBD	1	
	2	Credit	Cooling Tower Water Use v4.1	2	1	Credit	LEED Accredited Professional	1	
1		Credit	Water Metering	1					
					3 0 1	Region	al Priority	4	
23 4	6	Energy	and Atmosphere	33	1	Credit	Enhanced Commissioning - Threshold 5 points	1	
Y		Prereq	Fundamental Commissioning and Verification	Required	1	Credit	Optimize energy performance - Threshold 10 points	1	
Y		Prereq	Minimum Energy Performance	Required	1	Credit	Building life-cycle impact reduction - Threshold 3 points	1	
Y		Prereq	Building-Level Energy Metering	Required	1	Credit	Rainwater management - Threshold 2 points	1	
Y	1	Prereq	Fundamental Refrigerant Management	Required					
6		Credit	Enhanced Commissioning	6	67 19 24	4 TOTALS	Possible Points:	110	
15 2	1	Credit	Optimize Energy Performance	18	Certifie	d: 40 to 49 poi	ints, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110		
1		Credit	Advanced Energy Metering	1					
	2	Credit	Demand Response	2					
	3	Credit	Renewable Energy Production	3					
1		Credit	Enhanced Refrigerant Management	1					
2		∫Credit	Green Power and Carbon Offsets	2					

7.3 Net Zero Carbon Design

UBC established a goal of striving to achieve Zero Carbon Building Certification through the Canada Green Building Council's program, for both operational and embodied carbon. The Canada Green Building Council Zero Carbon Building (ZCB) certification program is the first of its kind in Canada to make carbon emissions the key indicator for building performance. It provides a path for both new and existing buildings to reach net zero carbon.

From a review of the updated standard, NZC v2, as compared to NZC v1, offers greater flexibility to the project in meeting performance metrics. The project strives to comply with Energy Requirements Option 2: Passive Design, which sets the following performance limits:

- Thermal energy demand intensity (TEDI) of 20-30 kWh/m²/year depending on climate zone. A TEDI of 20 kWh/m²/year must be met for the Gateway Project.
- Site energy use intensity (EUI) 25% better than the National Energy Code for Buildings (NECB) 2017.

KEY ZCB PERFORMANCE METRICS	UBC DESIGN BRIEF PERFORMANCE TARGETS	ZCB OPTION 2 PERFORMANCE TARGETS	CONCEPT DESIGN MODELLING MAX 40% WWF
Energy Use Intensity kWh/m²/year	190 kWh/m²/year	25% better than the National Energy Code for Building (NECB) 2017	
Thermal Energy Demand Intensity kWh/m²/year	30 kWh/m²/year	20 kWh/m²/year	
Operational Greenhouse Gas Emissions (tons/ year)	N/A		

Operational Carbon Performance Metrics



Embodied Carbon by Assembly - Over 60 year building life (kg CO,e/m²)

POLICY / PROGRAM	REQUIREMENTS
UBC Design Brief / LEED Implementation Guide Embodied Carbon Performance Target (Required)	 Conduct a whole building LCA of the project's structure and enclosure (1 point under v4.1) Demonstrate a 5% reduction in global warming potential and 5% reduction in 2 of the 5 other impact categories (1 point under v4.1) Demonstrate a 10% reduction in global warming potential and 10% reduction in 2 of the 5 other impact categories (3 points under v4, v4.1)
CaGBC Zero Carbon Building v2	 Under Impact and Innovation Requirement, option to demonstrate a 20% reduction in embodied carbon related to structure and building envelope.

Summary of Embodied Carbon Reduction Requirements



Traditional concrete

structure

Life Cycle Assessment of Embodied Carbon, by structural system





- **1.** Natural ventilation of atrium
- 2. Heat recovery ventilator
- 3. Air source heat pump
- **4.** Fan coil units
- 5. Daylighting of regularly occupied spaces
- **6.** Operable windows
- 7. District energy exchange
- 8. Washroom exhaust capture for heat recovery
- **9.** Indigenous planting requiring reduced irrigation
- **10.** Low carbon timber structure



Figure 6.2.1: Sustainable building strategies

8.0 Drawing Requirements

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DEVELOPMENT PERMIT DECEMBER 23, 2020

SHEET LIST				
SHEET NO	SHEET NAME	2020/12/23 ISSUED FOR DEVELOPMENT PERMIT		
01-GENERAL				
G00-00	COVER SHEET	•		
G00-01	DRAWING INDEX AND PROJECT INFORMATION	· ·		
02-REFERENCE				
A00-02	CONTEXT PLAN	•		
A00-03	SITE PHOTOS	•		
A00-04	SHADOW ANALYSIS	•		
03-ARCHITECTUR	RAL			
A04-01	SITE SURVEY	•		
A04-02	SITE PLAN	•		
A10-00	OVERALL FLOOR PLAN - LEVEL 00	•		
A10-01	OVERALL FLOOR PLAN - LEVEL 01	•		
A10-02	OVERALL FLOOR PLAN - LEVEL 02	•		
A10-03	OVERALL FLOOR PLAN - LEVEL 03	•		
A10-04	OVERALL FLOOR PLAN - LEVEL 04	•		
A10-05	OVERALL FLOOR PLAN - LEVEL 05	•		
A10-06	OVERALL FLOOR PLAN - LEVEL 06	•		
A10-07	OVERALL FLOOR PLAN - ROOF LEVEL	•		
A10-08	UPPER ROOF LEVEL	•		
A20-01	EXTERIOR ELEVATIONS	•		
A20-02	EXTERIOR ELEVATIONS	•		
A30-01	OVERALL BUILDING SECTIONS	•		
A31-01	WALL SECTION AND PARTIAL ELEVATION	•		
A90-01	AXONOMETRIC VIEW			

				PROJECT IN	FORMATION
GROSS AREA SCHEDULE		REA SCHEDULE		PROJECT STATISTICS	
	LEVEL	AREA	PROJECT NAME	UBC GATEWAY BUILDING	
	LEVEL 00	4,210.1 m ²	CIVIC ADDRESS	5955 UNIVERSITY BOULEVARD, VANCOUVER, BC	;, V6T 1Z1
	LEVEL 01	2,950.5 m ²	LEGAL DESCRIPTION	DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTE	R DISTRICT
	LEVEL 02	3,497.3 m ²			
	LEVEL 03	3,463.5 m ²	SITE DIMENSIONS	72.0 m x 105.8 m (REFER TO SITE PLAN)	
	LEVEL 04	3,540.4 m ²	TOTAL SITE AREA	7,114.1 m ²	
	LEVEL 05	3,522.3 m ²	GROSS FLOOR AREA	24,798.7 m ²	
	LEVEL 06	3,416.1 m ²	SITE COVERAGE	3,808.1 m ² / 7,114.1 m ² * 100 % = 53.5 %	
	ROOF	198.5 m ²		UNIVERSITY BOULEVARD	± 8.6 m
	TOTAL	24,798.7 m ²	CETRACKC	WESTBROOK MALL	± 11.8 m
			SETBACKS	NORTH LANEWAY	± 5.7 m
				WEST LANEWAY	± 6.5 m
				LEVEL 00	83.7 m
				LEVEL 01 (ALONG UNIVERSITY BOULEVARD)	90.7 m
				LEVEL 01 (ALONG WESBROOK MALL)	90.3 m
				LEVEL 01 (ALONG NORTH LANEWAY)	89.8 m
				LEVEL 01 (ALONG WEST LANEWAY)	89.4 m
				LEVEL 02	98.7 m
				LEVEL 03	104.3 m
				LEVEL 04	108.3 m
			BUILDING HEIGHT	LEVEL 05	112.3 m
				LEVEL 06	116.3 m
				LEVEL 07 ROOF LEVEL	120.7 m
				LEVEL 07 PARAPET	121.1 m
				UPPER ROOF LEVEL	123.9 m
				UPPER ROOF LEVEL PARAPET	124.1 m
				ELEVATOR OVERRUN	126.8 m
				ELEVATOR OVERRUN PARAPET	127.0 m
			VEHICLE PARKING	MAINTENANCE PARKING STALLS TBC **	
				EXTERIOR SPACES **	TBC (MIN. 12 PER LEED
			BICYCLE PARKING	INTERIOR SPACES	
			** FINAL MAINTENANCE P	ARKING AND BICYCLE PARKING COUNTS TO BE FINAL	IZED WITH DETAILED LANDS
			LOADING	ACCESS ALONG NORTH LANEWAY	



1	
D REQUIREMENT)	
,	
SCAPE DESIGN	

Perkins&Will

schmidt/hammer/ lassen/ architects/



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DEVELOPMENT PERMIT DECEMBER 23, 2020

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DEVELOPMENT PERMIT

2020/12/23

KEYPLAN

PROJECT

UBC Gateway Building 5955 University Boulevard Vancouver BC V6T 1Z1

PROJECT NUMBER 412007

REVISIONS

TITLE

DRAWING INDEX AND PROJECT INFORMATION

SHEET NUMBER

G00-01

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CONTEXT PLAN LEGEND

	EXISTING BUILDINGS
	PROJECT BUILDING
	PROJECT SITE BOUNDARY
ъ	PROPOSED FIRE HYDRAN
	PRIMARY ENTRANCE
\bigtriangleup	SECONDARY ENTRANCE

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PROJECT

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> PROJECT NUMBER 412007

> > REVISIONS

TITLE

CONTEXT PLAN

SHEET NUMBER

A00-02



4/ VIEW TOWARDS SITE FROM SOUTHWEST CORNER OF UNIVERSITY BOULEVARD AND WESBROOK MALL



5 / VIEW ALONG YARD LOOKING NORTH



2/ VIEW TOWARDS SITE FROM SOUTHEAST CORNER OF UNIVERSITY BOULEVARD AND WESBROOK MALL



1/ AERIAL PHOTO OF GATEWAY SITE



SITE PHOTOS KEY PLAN

3 / VIEW LOOKING NORTH ALONG WESBROOK MALL

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KEYPLAN

PROJECT

UBC Gateway Building 5955 University Boulevard Vancouver BC V6T 1Z1

PROJECT NUMBER 412007

REVISIONS

TITLE

SITE PHOTOS

SHEET NUMBER

A00-03

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5 <u>SPRING EQUINOX - MAR. 20th - 12PM</u>









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DEVELOPMENT PERMIT

KEYPLAN

PROJECT

UBC Gateway Building 5955 University Boulevard Vancouver BC V6T 1Z1

PROJECT NUMBER 412007

REVISIONS

TITLE

SITE SURVEY

SHEET NUMBER

A04-01

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<u>LEGEND</u>	
EXISTING	
CURB AND GUTTER	
EDGE OF PAVEMENT	
FENCE	
RIGHT-OF-WAY	
STORM SEWER	250 STM
SANITARY SEWER	250 SAN
WATERMAIN	350 W
GAS	60 GAS
BC HYDRO	нн
UBC ELECTRICAL	E
TEL	T
STREETLIGHTING	s
DISTRICT ENERGY	200 DE
TOP INLET CATCH BASIN	
SIDE INLET CATCH BASIN	8
LAWN BASIN	⊜
MANHOLE	0
CLEANOUT	° _{co}
GATE VALVE	м
FIRE HYDRANT	Φ
CAP OR PLUG	1
STREETLIGHT POLE c/w TROLL	Y WIRE 🔍
DAVIT STREETLIGHT POLE	o⇒x
UTILITY SERVICE VAULT	ELEG J T H E
TRAFFIC SIGNAL	<u> </u>
TREE	\bigcirc

DESIGN	
DEVELOPMENT BOUNDARY	
STORM SEWER	
MANHOLE (MMCD STD DWG SI)	•
GATE VALVE	н
FIRE HYDRANT	Ð
CAP	1

Scole 5	50	SERVICING PLAN	
W. LEUNG	W. LEUNG		
Pior Date 20/10/15	Plot Time 3:59:16 PM	Drowing Number AE63-C-201	Revision 2



SITE PLAN LEGEND



Perkins&Will

schmidt/hammer/ lassen/ architects/



V UBC PROPERTIES TRUST UBC Properties Trust

3313 Shrum Lane - Suite 200 Vancouver BC V6S 0C8

DEVELOPMENT PERMIT DECEMBER 23, 2020

ISSUED

DEVELOPMENT PERMIT

2020/12/23

KEYPLAN

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PROJECT

UBC Gateway Building 5955 University Boulevard Vancouver BC V6T 1Z1

> PROJECT NUMBER 412007

> > REVISIONS

TITLE

SITE PLAN

SHEET NUMBER

A04-02

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	ROOM SCHEDULE - LEVEL 00	
ROOM NUMBER	ROOM NAME	NET ARE
0-001	CIRC.	388 m ²
0-002	END-OF-TRIP FACILITY	161 m ²
0-003	BIKE STORAGE	144 m ²
0-004	MAIN CUSTODIAL	38 m²
0-005	MAIN MECHANICAL ROOM	247 m ²
0-006	MAIN ELECTRICAL ROOM	98 m ²
0-007	WATER ENTRY	58 m²
0-011	ELEC.	17 m ²
0-012	INTERCOM SERV.	20 m ²
0-013	COMM.	14 m ²
0-040	CIRC.	36 m ²
0-050	STORAGE	Not Placed
0-100	STAIR 1	50 m ²
0-200	STAIR 2	30 m ²
0-201	VEST.	26 m ²
0-300	STAIR 3	30 m ²
0-500	ATRIUM STAIR	53 m ²
0-600	CIRC.	32 m ²
K01	300-SEAT CLASSROOM	628 m ²
K02	VESTIBULE	5 m ²
K02	VESTIBULE	5 m ²
K02	VESTIBULE	11 m ²
K03	AV ROOM	7 m ²
K03	AV ROOM	12 m ²
K03	AV ROOM	10 m ²
K12	STORAGE, BROKEN FURN	13 m ²
K12	STORAGE	Not Placed
K14	NEUROMECH LAB	191 m ²
K16	HEALTH & FITNESS LAB	227 m ²
K17	MOVEMENT LAB	255 m ²
K18C	NM STORAGE/PREP	25 m ²
K69	OUTREACH DISPENSARY	13 m ²
K70	OFFICE, PRIVATE, BODYWORKS	9 m ²
K70	RECEPTION WORKSTATIONS	10 m ²
K73	AKOR GYM	498 m ²
K73	COACH	10 m ²
K74	HE STORAGE	21 m ²
K74	EQ. STORAGE	30 m ²
K75	CAOR GYM	263 m ²
- K76	TEST ROOM	12 m ²
- K76	TEST ROOM	12 m ²
- K77	MET TESTING LAB	18 m ²
K79	TESTING LAB	10 m ²
K81	OFFICE. KUS	17 m ²
K82A	KIN UG LOUNGE	19 m ²
K86	FAM RR	12 m ²
Grand total:	16	2795 m ²





	ROOM SCHEDULE - LEVEL 01			
ROOM NUMBER	ROOM NAME	NET AREA		
1 000	CIDC	(/1 2		
1-000	URC.	001111*		
1-001	VEST.	20 114		
1-002	VEST.	18 m²		
1-003	VEST.	22 m²		
1-011	COMM.	14 m²		
1-012	WASHROUMS	50 III*		
1-013	UNIVERSAL FAMILY ROOM	10 m²		
1-014	CUSTODIAL	14 m²		
1-015	BIKE PARKING	21 m²		
1-017	HAZMAT STURAGE	9 m²		
1-017	CYLINDERS STORAGE	9 m²		
1-018	CIRC.	30 m²		
1-019	WASTE/RECYC.	100 m ²		
1-020	COMM.	12 m ²		
1-100	STAIR 1	24 m²		
1-101	EXIT CORRIDOR	52 m ²		
1-200	STAIR 2	33 m ²		
1-201	EXIT CORRIDOR	39 m ²		
1-300	STAIR 3	32 m ²		
1-301	EXIT CORRIDOR	40 m ²		
1-500	ATRIUM STAIR	34 m ²		
1-600	ATRIUM STAIR	36 m ²		
C01	HPE QUEUE SPACE	10 m ²		
C02	HPE RECEPTION	10 m ²		
C04	HPE PREP ROOM	5 m ²		
C07/C08	HPE WAITING ROOM	52 m ²		
C09	HPE CONSULT POD	8 m ²		
C09	HPE CONSULT POD	8 m ²		
C09	HPE CONSULT POD	8 m ²		
C09	HPE CONSULT POD	7 m ²		
K04	200-SEAT CLASSROOM	410 m ²		
K05	VESTIBULE	11 m ²		
K05	VESTIBULE	8 m ²		
K06	AV ROOM	20 m ²		
K07	150-SEAT CLASSROOM	329 m ²		
K09	AV ROOM	9 m ²		
K80	COMMONS, SHARED	56 m ²		
N01	130-SEAT CLASSROOM	298 m ²		
N02	AV ROOM	9 m ²		
N80	COMMONS, CRUSH SPACE	16 m ²		
N90	STORAGE, FURNITURE	13 m ²		
N91	FOOD SERVICES	105 m ²		
N91	STORAGE, FOOD SERVICES	9 m ²		
N93	COMMONS, SHARED	50 m ²		
Grand total:	44	2724 m ²		



1:200



NUMBER	ROOM NAME	NET ARE
2-000	CIRC.	281 m ²
2-001	VEST.	23 m ²
2-002	CIRC.	47 m ²
2-004	CIRC.	73 m ²
2-005	CIRC.	70 m ²
2-006	CIRC.	73 m ²
2-007	OUTDOOR TERRACE	28 m ²
2-010	COMM	12 m²
2-012	ELEC.	12 m ²
2-100	STAIR 1	31 m²
2-200	STAIR 2	30 m ²
2-300	STAIR 3	30 m ²
2-400	CIPC	71 m² 7 m²
K13	EUNCTIONAL ANATOMY LAB	181 m ²
K15	EXERCISE PHY. LAB	221 m ²
K18A	FA STORAGE/PREP	20 m ²
K18B	EP STORAGE /PREP	19 m ²
K30	TI SHIELDED LAB	43 m ²
K30	RC OPTOTRAK LAB	26 m ²
K30	RC STARTLE TEST LAB	24 m ²
K3U	EEG / SENSURY MOTOR LAB	42 m ²
K30	TI BALANCE LAB	27 M ²
K30	TL GAIT/REHAB I AB	45 m ²
K33	BNH MVMNT LAB	80 m ²
K33	UNH MVMNT LAB	36 m ²
K33	JSB MVMNT LAB	45 m ²
K33	JSB BALANCE ROBOT LAB	15 m ²
K33	JSB NECK ROBOT LAB	12 m ²
K33	JSB DARK ROOM	11 m ²
K33	NH MVMNT LAB	12 m ²
K33		12 m²
K33		40 m²
K33	MC MVNT LAB (HH)	48 m ²
K33	UNH MVMNT LAB	31 m ²
K40	OFFICE, PRIVATE	12 m ²
K40	OFFICE, PRIVATE	9 m ²
K42	OFFICE, PRIVATE, SESSIONAL	9 m ²
K42 K45/46/47/4 8	OFFICE, PRIVATE, SESSIONAL WORKSTATIONS, SHARED	9 m ² 402 m ²
K45/46/47/4 8	WORKSTATIONS, SHARED	125 m²
K55	OFFICE, SHARED, IT	29 m ²
K56	8-PERSON MEETING ROOM	18 m²
K62	STUDENT ADVISING RECEPTION	23 m ²
K65	OFFICE, PRIVATE, STUDENT ADVISING	9 m ²
K65	ADVISING OFFICE, PRIVATE, STUDENT	9 m ²
K65	ADVISING OFFICE, PRIVATE, STUDENT	9 m²
K65	ADVISING OFFICE, PRIVATE, STUDENT	9 m ²
K65	DEVELOPMENT OFFICE, PRIVATE, STUDENT	9 m ²
K66	DEVELOPMENT WORKSTATIONS, SHARED,	68 m ²
	STUDENT DEVELOPMENT	
K67	3-SEAT MEETING ROOM	9 m ²
K68	FILE STORAGE, SECURE	5 m ²
K70	UFFICE, PRIVATE, ACTIVE KIDS DIRECTOR	9 m ²
K71	ACTIVE KIDS OFFICE, PRIVATE, FACILITIES	9 m ²
	MGR	
K82	KIN LOUNGE	23 m ²
K88	(USI) PARTNERSHIP LAB	41 m ²
K9U/9/	WORKSTATIONS CSEMANAGER	20 III ⁴
D 7 1 1	CSI WAITING AREA	14 m ²
K95A	NM WORKSHOP	27 m ²
K95A KN01	WORKCHOR	11 m ²
K95A KN01 KN02	WORKSHOP	1
K95A KN01 KN02 KN03	PHONE BOOTH	5 m ²
K95A KN01 KN02 KN03 KN03	PHONE BOOTH PHONE BOOTH	5 m² 4 m²
K91790 K95A KN01 KN02 KN03 L01	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM	5 m ² 4 m ² 10 m ²
K91790 K95A KN01 KN02 KN03 KN03 L01 L01	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM TESTING ROOM	5 m ² 4 m ² 10 m ² 13 m ²
K91790 K95A KN01 KN02 KN03 L01 L01 L01 L01	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM TESTING ROOM CONTROL ROOM	5 m ² 4 m ² 10 m ² 13 m ² 8 m ²
K95A KN01 KN02 KN03 KN03 L01 L01 L01 L02 L02	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM CONTROL ROOM MEETING ROOM MEETING ROOM	5 m ² 4 m ² 10 m ² 13 m ² 8 m ² 22 m ² 24 m ²
K95A KN01 KN02 KN03 KN03 L01 L01 L01 L02 L02 L02 L05U 06	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM TESTING ROOM CONTROL ROOM MEETING ROOM MEETING ROOM MEETING ROOM	5 m ² 4 m ² 10 m ² 13 m ² 8 m ² 22 m ² 26 m ² 51 m ²
K950 K950 KN02 KN03 L01 L01 L01 L01 L02 L02 L05/L06 L08	WORKSTATIONS, STAFF OPEICE SHAPED	5 m ² 4 m ² 10 m ² 13 m ² 8 m ² 22 m ² 26 m ² 51 m ² 15 m ²
K95A K95A KN01 KN02 KN03 L01 L01 L01 L02 L02 L05/L06 L08 L09	WORKSHOP PHONE BOOTH PHONE BOOTH TESTING ROOM CONTROL ROOM CONTROL ROOM MEETING ROOM WORKSTATIONS, STAFF OFFICE, SHARED OFFICE, SHARED	5 m ² 4 m ² 10 m ² 13 m ² 8 m ² 22 m ² 26 m ² 51 m ² 15 m ² 14 m ²
KN03 KN02 KN03 KN03 L01 L01 L01 L02 L02 L02 L05/L06 L08 L09 L09	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM TESTING ROOM CONTROL ROOM MEETING ROOM MEETING ROOM WORKSTATIONS, STAFF OFFICE, SHARED OFFICE, SHARED	5 m ² 4 m ² 10 m ² 13 m ² 8 m ² 22 m ² 26 m ² 51 m ² 15 m ² 14 m ² 14 m ²
K95A K95A KN01 KN02 KN03 L01 L01 L01 L02 L02 L05/L06 L08 L09 L10	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM TESTING ROOM CONTROL ROOM MEETING ROOM MEETING ROOM WORKSTATIONS, STAFF OFFICE, SHARED OFFICE, SHARED OFFICE, SHARED	5 m ² 4 m ² 10 m ² 13 m ² 8 m ² 22 m ² 26 m ² 51 m ² 15 m ² 14 m ² 14 m ² 24 m ²
KN57A KN02 KN03 KN03 L01 L01 L02 L02 L02 L05/L06 L08 L09 L09 L10 L11	WORKSHOP PHONE BOOTH PHONE BOOTH WAITING ROOM TESTING ROOM CONTROL ROOM MEETING ROOM WORKSTATIONS, STAFF OFFICE, SHARED OFFICE, SHARED OFFICE, SHARED OFFICE, SHARED OFFICE, SHARED	5 m² 4 m² 10 m² 13 m² 8 m² 22 m² 26 m² 51 m² 15 m² 15 m² 14 m² 14 m² 24 m² 23 m²



1 <u>LEVEL 02</u> 1:200

	ROOM SCHEDULE - LEVEL 03	
ROOM NUMBER	ROOM NAME	NET AREA
2 000		200 2
3-000	VEST	23 m ²
3-002	VEST	23 m ²
3-004	CIRC.	335 m ²
3-005	CIRC.	242 m ²
3-006	CIRC.	30 m ²
3-010	CUSTODIAL	12 m ²
3-011	COMM.	14 m ²
3-012	COMM.	12 m ²
3-100	STAIR 1	31 m ²
3-200	STAIR 2	30 m²
3-300	STAIR 3	30 m²
3-400		71 m²
3-500	ATRIUM STAIR	7 m ²
C05	HPF STUDENT WORKROOM	29 m ²
C06	ALCOVE, PRODUCTS	5 m ²
C11/C12	CS RECEPTION & QUEUE SPACE	9 m ²
C11/C12	SHS RECEPTION & QUEUE SPACE	9 m ²
C13	CS CLERICAL STAFF	13 m ²
C13a	CS CLERICAL STAFF	9 m ²
C14	SHS CLERICAL STAFF	13 m ²
C14a	SHS PSYCH WORKSPACE	10 m ²
C15	CS WORK AREA	9 m ²
C15	SHS WURK AREA	9 M² 12 m²
C10	SHS OPERATIONS MANAGER	12 II* 12 m ²
C18	SHS OF LIVETIONS WAINAGER	26 m ²
C19	FILE STORAGE	16 m ²
C20/C21	CS WAITING ROOM	37 m ²
C20/C21	SHS WAITING ROOM	36 m ²
C22	CS QUIET WAITING AREA	8 m ²
C24	WASHROOM	8 m ²
C25	LARGE MEETING ROOM	34 m ²
C26	MEDIUM MEETING ROOM	22 m ²
C26	MEDIUM MEETING ROOM	22 m ²
C26a	SMALL MEETING ROOM	15 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	10 m²
C28	COUNS. ROOM	10 m²
C20	COUNS. ROOM	10 m²
C28	COUNS. ROOM	10 m ²
C28	COUNS: ROOM	9 m ²
C28	COUNS. ROOM	9 m ²
C28	COUNS. ROOM	9 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	9 m ²
C28	COUNS. ROOM	10 m ²
C28	COUNS. ROOM	9 m ²
C28	COUNS. ROOM	9 m ²
C29	COUNS. TRAINEE ROOM	10 m ²
C29	COUNS. TRAINEE ROOM	9 m²
C29	COUNS. TRAINEE ROOM	9 m²
C29	COUNS. TRAINEE ROOM	9 III* 0 m²
C29	COUNS TRAINEE ROOM	9 m ²
C30	LIBRARY	15 m ²
C31	COUNS, PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m ²
C31	COUNS. PSYCH ROOM	11 m²
C31	COUNS PSYCH ROOM	11 m ²
C31a	COUNS, PSYCH ROOM	11 m ²
C31a	COUNS, PSYCH ROOM	11 m ²
C32	COUNS. MHN ROOM	11 m ²
C32	COUNS. MHN ROOM	10 m ²
C32	COUNS. MHN ROOM	11 m ²
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	11 m ²
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	10 m²
C33	EXAM ROUM	11 m ²
C33		0 m ²
C33	EXAM ROOM	7 III*
C33	EXAM ROOM	10 m ²
C33	EXAM ROOM	10 m ²
C33a	EXAM ROOM, GYN	17 m ²
C33b	EXAM ROOM, SPORTS MED	13 m ²
C33b	EXAM ROOM, SPORTS MED	13 m ²
C33b	EXAM ROOM, SPORTS MED	14 m ²
C33c	EXAM ROOM, CAST	16 m ²
C34	PROCEDURE ROOM	15 m ²
C35	MOA WORKROOM	22 m ²
C36	SHOWER	9 m ²
C37	WASHROOM	5 m ²
C3/	WASHRUUM	4 m²
C38	INURSING, STRETCHER	10 m²

	ROOM SCHEDULE - LEVEL 03	
ROOM NUMBER	ROOM NAME	NET AREA
C38	NURSING, STRETCHER	11 m ²
C38	NURSING, STRETCHER	10 m ²
C38	NURSING, STRETCHER	10 m ²
C38a	NURSING, EAR FLUSH	10 m ²
C39	NURSING, PROCEDURE	10 m ²
C40	ALCOVE, STRETCHER	6 m ²
C41/C43	CLEAN & SOILED UTILITY	21 m ²
C42	AUTOCLAVE	12 m ²
C44	MEDICATION ROOM	10 m ²
C46	ALCOVE, CODE CART	3 m ²
C47	ALCOVE, LINEN/EQUIP	9 m ²
C47	ALCOVE STORAGE	3 m ²
C 47	ALCOVE STORAGE	2 m ²
C47	STORAGE EM SUPPLY	0 m2
C40		9 m 15 m ²
C30		10 m2
C51	INS ASSISTANT DIRECTOR	10 m2
052		13 IIF
C53	HPE DIRECTOR	14 m ²
C54	HPE STAFF	27 m²
C54	HPE STAFF	10 m²
C54	HPE MEETING ROOM	23 m²
C54a	HPE STRATEGIST	10 m ²
C54a	HPE STRATEGIST	10 m ²
C55	CS DIRECTOR	16 m ²
C56	CS ASSOCIATE DIRECTORS	12 m ²
C56	CS ASSOCIATE DIRECTORS	12 m ²
C56	CS ASSOCIATE DIRECTORS	15 m ²
C57	SHS DIRECTOR	13 m ²
C58	SHS ASSOC. DIRECTOR	13 m ²
C58a	SHS TEAM LEAD PHYSICIAN	9 m²
C59	SHS SENIOR MANAGER	11 m ²
C60	SHS PHYSICIAN	9 m ²
C60	SHS PHYSICIAN	9 m ²
C60	SHS PHYSICIAN	9 m ²
C60	SHS PHYSICIAN	10 m ²
C60	SHS PHYSICIAN	10 m ²
C60	SHS PHYSICIAN	9 m ²
C60	SHS PHYSICIAN	10 m ²
C60	SHS PHYSICIAN	10 m ²
C60	SHS PHYSICIAN	10 m ²
C60	SHS PHYSICIAN	9 m ²
C61	CASE DISCUSSION ROOM	34 m ²
C62	HPE VOLUNTEER LOCKER ROOM	11 m ²
C62a	STAFF/LOCKER ROOM	12 m ²
C62a	STAFF/LOCKER ROOM	11 m ²
C63	SHARED WORK AREA	9 m ²
C64	HPF STORAGE	25 m ²
C66	VACCINE PREP	18 m ²
C67	LUNCH ROOM	50 m ²
CN01		15 m ²
NIOA		13 m²
NU4	CTODACE WELLNESS STUDIO	17 i iir 12 m2
Nuo	STURAGE, WELLINE 33 STUDIO	13 11*



ROOM NUMBER	ROOM NAME	NET ARE
4-000	CIRC.	236 m ²
4-001	VEST.	23 m²
4-002	VEST.	39 m ²
1-003	CIRC.	101 m ²
4-005		41 m ²
4-010	COMM	12 IIF 14 m ²
4-012	COMM	12 m ²
4-013	RECYCLING	5 m ²
4-100	STAIR 1	31 m ²
4-200	STAIR 2	30 m ²
4-300	STAIR 3	30 m²
4-400	WASHROOM/SHOWER	71 m ²
4-500	TECH LAB	35 m ²
4-501	STORAGE, TECH LAB	13 m²
4-600 5 500	CIRC.	34 M ²
5-600	CIRC	35 m ²
N06	40-SEAT CLASSROOM	78 m ²
N07	30-SEAT CLASSROOM	61 m ²
N08	20-SEAT CLASSROOM	42 m ²
N29	STORAGE	2 m ²
N29	STORAGE	8 m ²
N29	STORAGE	3 m ²
N30	INTERVIEW ROOM	9 m ²
N30	INTERVIEW ROOM	14 m ²
N30 N33		71/1° 13 m2
N33	OFFICE, PRIVATE	10 III* 12 m ²
N33	OFFICE, PRIVATE	14 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	11 m ²
N33	OFFICE, PRIVATE	10 m ²
N33	OFFICE, PRIVATE	14 m ²
N33	OFFICE, PRIVATE	10 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m²
N34 N24	OFFICE, PRIVATE	9 m²
N34 N3/		9 IIF 9 m ²
N34	OFFICE PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m²
N34	OFFICE, PRIVATE	9 m²
N34	OFFICE, PRIVATE	11 m ²
N34	OFFICE, PRIVATE	12 m ²
N34	OFFICE, PRIVATE	9 m²
N24		9 IIF 0 m2
N34	OFFICE PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N34	OFFICE, PRIVATE	9 m ²
N35	OFFICE, PRIVATE	15 m ²
N35	OFFICE, PRIVATE	11 m ²
N35	OFFICE, PRIVATE	15 m ²
N35	OFFICE, PRIVATE	13 m ²
N35	OFFICE, PRIVATE	25 m²
N42	OFFICE, SHARED, GRAD TA	31 IIP 11 m2
N45	OFFICE, SHARED	10 m ²
N45	OFFICE, SHARED	15 m ²
N45	OFFICE, SHARED	12 m ²
N45	OFFICE, SHARED	10 m ²
N45	OFFICE, SHARED	12 m ²
N45	OFFICE, SHARED	10 m ²
N45	OFFICE, SHARED	10 m ²
N45	UFFICE, SHARED	10 m ²
N45	OFFICE, SHARED	10 m ²
N45	OFFICE, SHARED	18 M ²
N45	OFFICE, SHARED	15 m ²
N46	OFFICE, PRIVATE	11 m ²
N55	WORKSTATIONS, TECHNOLOGY	85 m²
N56	WORKSTATIONS, SARAVYC	95 m²
N63	WORKSTATIONS, SHARED	388 m²
N64	WORKSTATIONS, CAPACITY UNIT	155 m ²
N70	& MEN'S HEALTH	10*
1/9	ARCHIVAL WORK ROOM	19 m ²
NRR	NURSING GRAD LOUNCE	40 III* 64 m ²
N89	NURSING COMMONS/II S	29 m ²
N96	NURSING SA OFFICE. GRAD	29 m ²
P01	CLINIC RECEPTION	13 m ²
P02	WAITING AREA	43 m ²
P03	ACCESSIBLE WASHROOM	10 m ²
P05	OFFICE SUPPORT	6 m ²
P06	EXAM ROOM	14 m ²
P06	EXAM ROOM	14 m ²
P06	EXAM ROOM	13 m ²
P06	EXAM ROOM	14 m ²
P06	EXAM ROOM	14 m ²
-106	EXAM ROOM	14 m ²
	EXAM ROUM	14 m²
206	EYAM DOOM	11/m ²
P06	EXAM ROOM	14 m ² 13 m ²
P06 P06 P06	EXAM ROOM EXAM ROOM EXAM ROOM	14 m ² 13 m ² 14 m ²
P06 P06 P06 P07	EXAM ROOM EXAM ROOM EXAM ROOM MULTIPURPOSE ROOM	14 m ² 13 m ² 14 m ² 29 m ²

ROOM SCHEDULE - LEVEL 04

ROOM NAME

CHARTING/CONSULT ROOM

UTILITY ROOM, AUTOCLAVE

COUNSELING ROOM

SAMPLE COLLECTION WASHROOM

11/P12 PREP/WORK ROOWSTORAGE

NP DEBRIEF SPACE NP WORK/PREP ROOM CHANGE CUBICLES

CHANGE CUBICLES CHANGE CUBICLES STAFF LOUNGE OFFICE, PRIVATE, CLINIC MANAGER

SHARED OFFICE

MEETING ROOM TELEHEALTH TELEHEALTH

PN01

PN01

Grand total: 116

ROOM

NP EXAM SUITE

NET AREA

15 m²

36 m²

41 m²

44 m² 23 m² 5 m²

5 m² 21 m²

12 m²

20 m² 17 m²

6 m² 6 m² 3195 m²

ROOM NUMBER



1:200

ROOM NUMBER	ROOM NAME	NET AREA
5-000 5-001	CIRC.	249 m ²
5-002	VEST.	25 m ²
5-003	CIRC.	39 m²
5-004	CIRC.	27 m ²
5-005	CIRC.	191 m ²
5-006		12 m ²
5-011	COMM.	14 m ²
5-012	COMM.	12 m ²
5-013	RECYCLING	6 m ²
5-014	RECYCLING	7 m ²
5-100	STAIR 1	31 m ²
5-200	STAIR 3	30 m ²
5-400	WASHROOM/SHOWER	71 m ²
N07	30-SEAT CLASSROOM	72 m ²
N15/N20	NURSING SKILLS LAB (1)	263 m ²
N15/N20	NURSING SKILLS LAB (2)	266 m ²
N16	LAB SUPPLY/WORK	29 m²
N17	STORAGE/PREP	29 III* 42 m ²
N18	CLEAN UTILITY	9 m ²
N18	CLEAN UTILITY	8 m ²
N19	SOILED UTILITY	8 m ²
N19	SOILED UTILITY	8 m ²
N21	HE SIM ROOM	29 m ²
N21	HE SIM ROOM	24 m ²
N21	HF SIM ROOM	31 m ²
N21	HF SIM ROOM	31 m ²
N21	HF SIM ROOM	28 m ²
N22	HF SIM ROOM (OR)	30 m ²
N23	CONTROL ROOM	4 m ²
N23		4 M ²
N23	CONTROL ROOM	7 m ²
N23	CONTROL ROOM	5 m ²
N23	CONTROL ROOM	5 m ²
N23	CONTROL ROOM	7 m ²
N24	DEBRIEF ROOM	24 m ²
N24	DEBRIEF ROOM	24 m ²
N25	STORAGE ROOM	19 m ²
N23	OFFICE PRIVATE	0 m ²
N33	OFFICE, PRIVATE	10 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 III* 0 m ²
N33	OFFICE, PRIVATE	11 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 III* 10 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33	OFFICE, PRIVATE	9 m ²
N33 N22		9 m² 0 m²
N33	OFFICE, PRIVATE	9 II14 8 m ²
N33	OFFICE, PRIVATE	12 m ²
N33	OFFICE, PRIVATE	9 m²
N34	OFFICE, PRIVATE	4 m ²
N37/N40	OFFICE, SHARED, CLINICAL SIM	45 m ²
N38/N39	OFFICE, SHARED, CLINICAL	74 m ²
N41	4-SEAT MEETING ROOM	10 m ²
N57	RECEPTION, NURSING ADMIN	11 m ²
N58	OFFICE, NURSING DIRECTOR'S	22 m ²
N59	12-SEAT MEETING ROOM	31 m ²
N60	OFFICE, PRIVATE, ADMIN	9 m ²
N6U	OFFICE, PRIVATE, ADMIN	14 m ²
N62	OFFICE, PRAVILE, ADMIN	9 11 ⁴
N64/N65	WORKSTATIONS. ADMIN	82 m ²
N69	OFFICE, PRIVATE, SSO	9 m ²
N69	OFFICE, PRIVATE, SSO	9 m ²
N69	OFFICE, PRIVATE, SSO	9 m²
N69	OFFICE, PRIVATE, SSO	9 m ²
N69	UFFICE, PRIVATE, SSO	9 m ²
N09	DEFICE, PRIVATE, SSO	9 M ²
N71	WORKSTATION SSO/CPPU	15 m ²
N72	COMPUTER KIOSKS, SSO/CPPU	21 m ²
N73	RECORDS, SSO/CPPU	8 m ²
N74	4-SEAT MEETING ROOM,	9 m ²
	SSO/CPPU	1
N74	4-SEAT MEETING ROOM,	9 m²
N75	DEELCE DDIVATE CODU	0 m ²
N75	OFFICE, PRIVATE, CPPU	7 11 th
		8 m ²
N76	WURKSTATION, SUPPORT	10111

ROOM SCHEDULE - LEVEL 05

ROOM NAME

 20-SEAT MEETING ROOM
 10 III

 20-SEAT MEETING ROOM
 55 m²

 20-SEAT MEETING ROOM
 55 m²

 NURSING STUDENT LOUNGE, U/G
 51 m²

 NURSING STUDENT LOUNGE, U/G
 51 m²

 NURSING COMMONS/ILS
 33 m²

 NURSING COMMONS/ILS
 34 m²

 NURSING SA OFFICE, U/G
 27 m²

 SHARED STUDY, NP GRAD
 13 m²

 SHARED STUDY, NP GRAD
 13 m²

 EQUIPMENT STORAGE, NP GRAD
 6 m²

 EQUIPMENT STORAGE, NP GRAD
 3 m²

 id total: 115
 3063 m²

NURSING HUB

6-SEAT MEETING ROOM

6-SEAT MEETING ROOM 6-SEAT MEETING ROOM 6-SEAT MEETING ROOM

NET AREA

39 m²

4 m² 13 m²

20 m² 11 m² 10 m²

ROOM NUMBER

N82 N83

N83

N83

N84

N89

N96

N98 N98 Grand total: 115

6	5	4 (A30-0) 52500 10500	
	N76		

1 <u>LEVEL 05</u> 1:200



	ROOM SCHEDULE - LEVEL 06	
ROOM NUMBER	ROOM NAME	NET AREA
6-000	CIRC.	566 m ²
6-001	VEST.	23 m ²
6-002	CIRC.	27 m ²
6-004	CIRC.	104 m ²
6-005	CIRC.	72 m ²
6-006	CIRC.	198 m ²
6-010	CUSTODIAL	12 m ²
6-011	COMM.	14 m ²
6-012	ELEC.	12 m ²
6-013	RECYCLING	5 m ²
6-100	STAIR 1	31 m²
6-200	STAIR 2	30 m ²
6-300	STAIR 3	30 m ²
6-500	CIRC.	7 m ²
K20/K22/K2	TYPE 1 OPEN LAB	277 m ²
8		26 m²
K25	MICROSCOPY ROOM	15 m ²
K25	TISSUE CULTURE ROOM	15 m²
K25/26	SHARED EQUIPMENT ROOM	60 m ²
K30	EP EXERCISE LAB	21 m ²
K30	BS/MK EXERCISE LAB	85 m ²
K30	PROCEDURE ROOM	12 m ²
K30	CM+NMH EXERCISE LAB	47 m ²
K30 K30	DW CARDIO TRAINING LAB	12 m ² 38 m ²
K30	DW EXERCISE LAB	28 m ²
K30	DW BLOOD LAB	10 m ²
K30	DW RECOVERY ROOM	11 m ²
K30	SB CHILD DEV. LAB	43 m ²
K30	SB STORAGE/PREP	24 m* 14 m²
K30	SB HP TESTING LAB	15 m²
K36	DATA ANALYSIS LAB (5)	12 m ²
K36	DATA ANALYSIS LAB (2)	12 m ²
K30	DATA ANALISIS LAB (1) DATA ANALYSIS LAB (6)	12 m ²
K36	DATA ANALYSIS LAB (4)	12 m ²
K36	DATA ANALYSIS LAB (3)	12 m ²
K36	GF FOCUS GROUP RES. ROOM	20 m ²
K36	EP PREP ROOM	17 m ²
K36	MB MULTIPURPOSE LAB	35 m ²
K36	MB INTERVIEW ROOM	10 m ²
K36	PC PSYCOLOGY LAB	21 m ²
K36	DATA ANALYSIS, IND STUDIES	15 m ²
K38 K40	OFFICE PRIVATE	31 M² 9 m²
K40	OFFICE, PRIVATE	9 m²
K40	OFFICE, PRIVATE	9 m²
K40	OFFICE, PRIVATE	9 m ²
K40 K40	OFFICE, PRIVATE	15 III* 9 m²
K40	OFFICE, PRIVATE	13 m ²
K40	OFFICE, PRIVATE	9 m²
K40	OFFICE, PRIVATE	9 m ²
K40		9 IIF 9 m ²
K40	OFFICE, PRIVATE	9 m ²
K40	OFFICE, PRIVATE	11 m ²
K40	OFFICE, PRIVATE	15 m ²
K40	OFFICE, PRIVATE	9 m²
K40	OFFICE, PRIVATE	9 m ²
K40	OFFICE, PRIVATE	16 m ²
K40	UFFICE, PRIVATE	9 m ²
K40	OFFICE, PRIVATE	9 m ²
K40	OFFICE, PRIVATE	9 m ²
K40	OFFICE, PRIVATE	9 m ²
K40	OFFICE, PRIVATE	9 m ²
K4U	OFFICE, PRIVATE	9 m ²
K41	OFFICE, PRIVATE	9 m ²
K41	OFFICE, PRIVATE	9 m ²
K41	OFFICE, PRIVATE	9 m ²
K41	OFFICE, PRIVATE	9 m ²
K41	OFFICE, PRIVATE	9 m ²
K42	OFFICE, SHARED, EMERITI	9 m ²
K43	OFFICE, PRIVATE, IND STUDIES	9 m ²
K43	OFFICE, SHARED, ELDER	12 m ²
K43	OFFICE, SHARED GRAD	10 M ⁴ 32 m ²
K45/46/47/4	WORKSTATIONS, IND STUDIES	81 m ²
8 K45/46/47/A	WORKSTATIONS, SHARED	64 m ²
8		4
к45/46/47/4 8	WURKSTATIONS, SHARED	64 m²
K45/46/47/4 8	WORKSTATIONS, SHARED	64 m²
K50	WORKSTATIONS/ WAITING	28 m ²
K52	8-SEAT MEETING ROOM	17 m² 30 m²
K54	WORKSTATIONS, ADMIN	35 m ²
K55	OFFICE, SHARED, IT	15 m ²

K84 K89

	ROOM SCHEDULE - LEVEL 06	
ROOM NUMBER	ROOM NAME	NET AREA
K55		20 m ²
K56	8-SEAT MEETING ROOM	18 m ²
K57	20-SEAT MEETING ROOM	/0 m ²
K60	STAFE ROOM	29 m ²
K61	KIN OFFICE MACHINES	27 m ²
K62	PSY STORAGE	8 m ²
K62	STORAGE IS	7 m ²
K62	ACTIVE/RESEARCH FILES	9 m ²
K62	PSY STORAGE	9 m ²
K63	ARCHIVE/EILES	6 m ²
K67	SC INTERVIEW	10 m ²
K67	SC INTERVIEW	10 m ²
K82B		10 m ²
K8/		16 m ²
K89	FO STORAGE	8 m ²
K07		16 m ²
K05B	PARTICIPANT WARM UP	13 m ²
N//5///////	WELCOME ADEA IND STUDIES	12 m ²
8	WELSOWIE AIREA, IND STUDIES	
Grand total: 1	115	3375 m ²



ROOM SCHEDULE - ROOF LEVEL					
ROOM NUMBER	ROOM NAME	NET AREA			
7-000	ELEVATOR LOBBY	33 m ²			
7-100	STAIR 1	45 m ²			
7-101	ELEV. CONTROL RM	14 m ²			
7-102	ELEV. CONTROL RM	13 m ²			
7-200	STAIR 2	30 m ²			
Grand total: 5		135 m ²			



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2 <u>PER ROOF</u>		UBC PROPERTIES TRUST
120700		3313 Shrum Lane - Suite 200 Vancouver BC V6S 0C8
LEVEL 06.		DEVELOPMENT PERMIT DECEMBER 23, 2020
LEVEL 05 112300		
LEVEL 04.		
104300		ISSUED
<u>LEVEL 02</u> 98700		DEVELOPMENT PERMIT 2020/12/23
<u>LEVEL 01</u> 90700		
		KEYPLAN
		PROJECT
- LEVEL 06		UBC Gateway Building 5955 University Boulevard Vancouver BC V6T 1Z1
_ <u>LEVEL 05</u> 112300		PROJECT NUMBER 412007
_ <u>LEVEL 04</u> 108300		REVISIONS
_ <u>LEVEL 03</u>		
_ <u>LEVEL 02</u> 98700	GENERAL NOTES: CLADDING OPTIONS LEVEL 01	
	OPT. 1 - WOOD CLADDING OPT. 2 - TERRACOTTA CLADDING OPT. 3 - GLASS FIBER REINFORCED	
EL 01-NORTH 89420	CONCRETE CLADDING LEVEL 02-06 OPT. 1 - TERRACOTTA CLADDING	
	OPT. 2 - GLASS FIBER REINFORCED CONCRETE CLADDING OPT. 3 - COMPOSITE PANEL WITH THIN-VENEER STONE	SHEET NUMBER
		A20-02
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architects/		UPPE
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	EL 02 98700	
DEVELOPMENT PERMIT 2020/12/23		
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PROJECT NUMBER 412007	EL 04	Ļ
REVISIONS		Ļ
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тпе	EL 01	
OVERALL BUILDING SECTIONS	90700 🗸	7
SHEET NUMBER	EL 00.	ļ
A30-01		
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